081.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,200 / 812,200
					USE VALUE:	812,200 / 812,200
					ASSESSED:	812,200 / 812,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEXANDER KATHRYN
Owner 2:	BROWN MICHAEL
Owner 3:	
Street 1:	11 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUBENS LISA S -
Owner 2:	-
Street 1:	11 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1876 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6250.000	386,900		425,300	812,200
Total Card	0.143	386,900		425,300	812,200
Total Parcel	0.143	386,900		425,300	812,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.97 /Parcel: 432.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50394

GIS Ref

GIS Ref

Insp Date 09/09/18

!6581!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,900	0	6,250.	425,300	812,200		Year end	12/23/2021
2021	101	FV	375,600	0	6,250.	425,300	800,900		Year End Roll	12/10/2020
2020	101	FV	375,700	0	6,250.	425,300	801,000	801,000	Year End Roll	12/18/2019
2019	101	FV	283,500	0	6,250.	431,300	714,800	714,800	Year End Roll	1/3/2019
2018	101	FV	282,200	0	6,250.	322,000	604,200	604,200	Year End Roll	12/20/2017
2017	101	FV	282,200	0	6,250.	291,600	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	282,200	0	6,250.	279,500	561,700	561,700	Year End	1/4/2016
2015	101	FV	266,600	0	6,250.	236,900	503,500	503,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:09:06

LAST REV

Date	Time
11/24/21	10:34:00
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6581

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBENS LISA S,	78718-421	1	9/17/2021		922,000	No	No		
WATERMAN PHILIP	25306-304		4/27/1995		197,000	No	No		Y

USER DEFINED

Prior Id # 1:	50394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2007	1044	New Wind	8,924					REPL 7 WNDWS
6/13/2007	434	New Wind	11,132			G8	GR FY08	
4/25/2005	303	Addition	120,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
9/9/2018	Inspected	BS	Barbara S
8/21/2018	MEAS&NOTICE	BS	Barbara S
3/28/2012	Inspected	BR	B Rossignol
3/25/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6250		Sq. Ft.	Site		0	70.	0.97	5									425,250						425,300	

Total AC/HA:	0.14348	Total SF/SM:	6250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,250	Spl Credit		Total:	425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27720261
Const Adj.:	0.98000199
Adj $ / SQ:	168.974
Other Features:	90400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433704
Depreciation:	46840
Depreciated Total:	386864

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

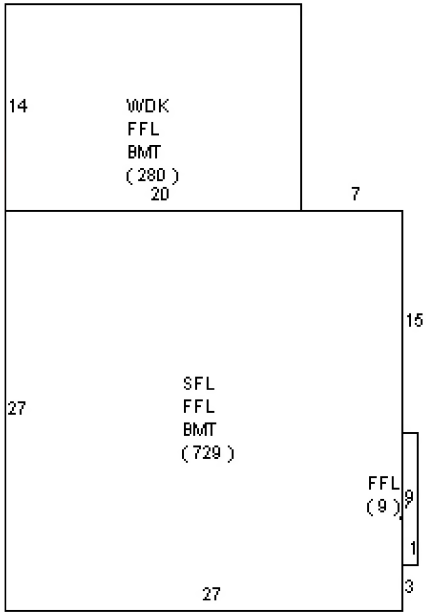
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.97
Special Features:	0	Val/Su Net:	130.58
Final Total:	386900	Val/Su SzAd	231.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	168.970	172,016
BMT	Basement	1,009	57.280	57,798
SFL	Second Floor	656	168.970	110,864
WDK	Deck	280	9.380	2,626

Net Sketched Area:	2,963			Total:	343,304
Size Ad	1674.0999	Gross Area	3036	FinArea	1876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

081.0-0003-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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